



John T. Aubberger
Supervisor

TOWN OF GREECE

PLANNING BOARD MINUTES

MAY 19, 2010

THE MEETING BEGAN AT 7:00 P.M.

PRESENT

Alvin I. Fisher, Jr., Chairman
Alfred S. Ancello
Christine R. Burke
Brian E. Marianetti
Grace L. Plouffe
William E. Selke
Michael H. Sofia
Christopher A. Schiano, Deputy Town Attorney
Scott R. Copey, Clerk of the Planning Board
John Gauthier, P.E., Associate Engineer
Linda R. Lamb, Planning Board Secretary

ABSENT

ADDITIONS, DELETIONS AND CONTINUANCES TO THE AGENDA

ANNOUNCEMENTS

Board Training – 6/1/2010 5:30 – 6:30 pm
"Greece Historic Preservation Ordinance and
Commission Overview"

PLANNING BOARD MINUTES
MAY 19, 2010

PUBLIC HEARINGS

None

SITE PLAN REVIEW

Old Business

1. Applicant: Bayfront Ventures/SB Ashley LLC

Location: 700 Pond View Heights (off 225 Long Pond Road)

Request: Site plan approval for 77 town home style apartments, with related parking, utilities, and landscaping on approximately 10.5 acres.

Zoning District: RMH (Multi-Family Residential)

Mon. Co. Tax No.: 034.01-1-2.1

The following is a synopsis of the discussion pertaining to the above-referenced request:

Jess Sudol, Passero Associates, and Mark Stevens, SB Ashley LLC, presented the application.

Mr. Fisher: We have continued this from the last meeting for purpose of notification of a public hearing. Owners of properties within 500 feet were notified. Can you provide us with the status?

Mr. Sudol: There are no members of the public present, so I will just briefly provide an update. Two weeks ago, we shared the plans with you and agreed to some longer parking stalls at the boat launch area for trailer parking. The small pond area out front will be a filtration system and will appear to be landscaping, rather than a pond. One of the unresolved issues was the sanitary sewer system. Just today, we learned from the New York State Department of Environmental Conservation ("NYSDEC") that their policy has been changed. The variances previously given to allow a private pump station to support more than parcel in general no longer will be allowed. They will provide only a temporary variance good to operate under that condition for one year, with the possibility of an additional one-year extension; this doesn't work for us. We are making the necessary modifications to the sanitary sewer system. Those include a new, somewhat smaller pump station, right next to the existing pump station, and a new force main out to the gravity sewer in Long Pond Road. Fortunately, that is not a big stretch for us and was our contingency plan, so now we will move forward that way. We will complete revisions to the plans over the next week or two, submit them to the Town for review, and plan on returning to the Planning Board in a month. After approval, we plan on being ready within two to three weeks.

Mr. Copey: We are waiting for an interpretation from the Town Attorney and Town's Chief Engineer regarding the sidewalk. Because there is no development on public road frontage, we need a determination on applicability.

Mr. Fisher: As mentioned earlier, we did establish this as a public hearing. Seeing no residents here and there being no comments from the Board, we can continue as the applicant has requested.

PLANNING BOARD MINUTES
MAY 19, 2010

Motion by Ms. Plouffe, seconded by Ms. Burke, to continue the application to the June 16, 2010, meeting.

VOTE:	Ancello	- yes	Marianetti	- yes
	Burke	- yes	Selke	- yes
	Plouffe	- yes	Sofia	- yes
			Fisher	- yes

MOTION CARRIED
APPLICATION CONTINUED
TO JUNE 16, 2010

PLANNING BOARD MINUTES
MAY 19, 2010

CONCEPT PLAN REVIEW

Old Business

None

New Business

1. Applicant: 1877 Ridge Road, LLC

Location: 1877 – 1899 W. Ridge road

Request: Concept plan review of a proposed one-story restaurant (5,695 +/- square feet), with related parking, utilities, grading, and landscaping on approximately 4.92 acres

Zoning District: BG (General Business)

Mon. Co. Tax No.: 074.20-2-1 and 074.20-2-2

The following is a synopsis of the discussion pertaining to the above-referenced request:

Betsy Brugg, Esq., Fix, Spindleman, Brovitz & Goldman; Linda Nunn, Rare Hospitality; Leonard Preston, Costich Engineering; and Angelo Ingrassia, the applicant, presented the application.

Ms. Brugg: We are here to give you the concept plans for Longhorn Steakhouse restaurant. We submitted a concept plan in order to get feedback on architecture, which is an important piece of this site due to its location. We were at the Town Board last night to request a special use permit. We also were before the Board of Zoning Appeals last night requesting variances for signage and for front setback of the entrance vestibule only. Both variances were granted, but the front setback was granted based on our receiving Planning Board approval. It is a fairly straightforward project; a 5,695-square-foot restaurant. Current Longhorn Steakhouse restaurants are in Victor and Henrietta and are doing well. It is a nice building with a stone look. The site layout is driven by existing, fixed access points at Latona Road and West Ridge Road.

Ms. Nunn: I represent Rare Hospitality, which is the parent company of Longhorn Steakhouse and a part of Darden Restaurants; Darden owns Red Lobster and Olive Garden restaurants, which are in Greece. All of our buildings have a flavor of what we are; they are constructed of good, solid materials, as we plan to be here a long time. The building itself is a combination of stone and stucco. Stone is on all façades, but primarily on the front and sides. There is a stone fireplace displaying an architectural element of a steer head. We have an interesting vestibule with an arched entryway and a metal roof. There are awnings over all the windows suspended on steel rod elements.

Mr. Copey: Mr. Ingrassia is looking for direction on the architectural appearance of a third building, which would be located between the steakhouse and the previously approved Hess gas station/convenience mart at the northwest corner of the site. To Mr. Ingrassia's credit, he is trying to create buildings that will work together aesthetically.

Mr. Sofia: The building is beautiful and fits in well. I have no issues with building, colors, or textures. There may be two other parcels and it's important that we look at that. As long as they are consistent, that's fine. Will the parking be sufficient?

Ms. Brugg: There are no plans for the other land at this time.

PLANNING BOARD MINUTES
MAY 19, 2010

Ms. Nunn: There is more parking proposed than the minimum required by your zoning ordinance.

Mr. Marianetti: I like the looks of it. I don't have anything to add.

Mr. Ancello: I've never heard of Longhorn. Can you provide a little history?

Ms. Nunn: There are 337 Longhorn Steakhouses operating now; the total changes monthly. We located in Henrietta six months ago, and the Victor restaurant just opened. We are located in Massachusetts, New Jersey, and Maryland. The chain was originated by Rare Hospitality about 10 years ago and recently became part of Darden, which is a larger company operating primarily in the southeast. It is a family-style restaurant like Red Lobster or Olive Garden. They sell alcohol but don't promote happy hours. This building will be the first of this design. They have been building with brick, they have moved to this enhanced design using a cut stone.

Ms. Burke: I love the stone on the building.

Mr. Selke: Will you bring materials for us to view? The landscaping is impressive as shown, but will it look like that? This is a highly visible location and it's important it look nice.

Ms. Nunn: We don't have the landscape plan developed but this is typical of what we do. You will get to review our landscaping as part of the site plans.

Mr. Selke: Tell me a little bit about the lighting.

Ms. Nunn: The building lighting will be gentle. There will be lights within the awning elements. You can't see the lights, but they gently wash light up on the building. There will be landscape lighting that washes up against the stone. There is a red LED band around the top of the building; it's not blinding. Our restaurant in Victor carries that type of band lighting, but our Henrietta restaurant does not. Parking lot light fixtures are a standard 25-foot-tall fixture, low voltage to save energy, with no light spillage.

Mr. Selke: Tell me about your dumpster enclosure.

Ms. Nunn: The dumpster enclosure is shown. It is concrete and matches the building color with metal gates. We keep our dumpster area closed and as invisible to the building as possible. We have security issues for our late-night employees emptying trash. I would submit that you have never had a problem with a Red Lobster or Olive Garden dumpster.

Mr. Selke: How will the traffic flow on this site?

Mr. Preston: Not a lot has changed on the overall site plan since the Hess gas station/convenience mart was presented to the Board. Anyone coming from New York State Route 390 will have to take the Latona Road entrance. We have worked closely with the Monroe County Department of Transportation (MCDOT) on access to the site. When future development takes place, we will reexamine the traffic volumes and turning movements. The initial plans were designed with full build-out in mind. For now, there will remain a large, undeveloped portion on the site. There is another entrance to the south on Latona Road, which we will maintain. On-site movements include entering the site and having the option to park in the rear. The rear drive lanes are 35 feet wide for emergency vehicles. You have the option of parking in the front parking area, where handicap spots are available. We also have sidewalk access from West Ridge Road to the restaurant for those who may be walking to the site. Movement within the site is fairly basic. There will be "Stop" signs and/or "Stop" bars at all intersections within the site. I have to say, the site plan was well-thought-out, along with the plans for the Hess Station.

PLANNING BOARD MINUTES
MAY 19, 2010

Ms. Brugg: Mr. Ingrassia wanted me to comment on the landscaping. If it is agreeable with the Board, he would like to carry over the same landscaping that is going to be done along the front of the Hess Station, all along West Ridge Road.

Ms. Plouffe: That is a good idea. I like the fact that you also have sidewalks going all around the building. The building has a nice western style look to it; I like it.

Mr. Schiano: Is the word *Longhorn* lighted?

Ms. Nunn: It is illuminated but it is backlit; you get a halo effect. The lettering itself isn't lighted.

Mr. Fisher: Because this building will be visible to the public on all four sides, I think that it would be helpful to add to the rear elevation a couple of the recessed panels that you show on the sides, just to break up the appearance of the wall a bit.

Ms. Nunn: That is no problem at all.

Mr. Fisher: At some point there will be another building to the west. Does the Board have any input on the architecture for that building?

Mr. Copey displays the architecture for the Hess building next to the Longhorn Steakhouse building.

Mr. Fisher: Because the restaurant will be closer to the unidentified structure, it would make sense for those buildings to complement one another; similar colors, height.

Mr. Schiano: Will there be any outdoor waiting? You should protect people outside from the parking lot. Maybe you could erect a raised curb or some kind of barrier, raised stone planter or bollards to protect those out front.

Ms. Nunn: There will be no outdoor seating. There will be a couple of benches tucked into the landscape beds where people can sit. There are benches inside the lobby for people to wait; additionally, people wait in the bar area. Sometimes when there is a new restaurant, people are willing to wait as long as two hours; in those instances, there may not be enough waiting area inside. Also, if it is nice weather, many may choose to wait outdoors. In general, what we have designed for waiting works adequately.

Mr. Fisher: It looks like there are a couple of benches out front beyond the front door as well.

Ms. Nunn: Yes.

Mr. Schiano: I'm just worried about children. I've seen them waiting outside in the parking lot.

Ms. Nunn: All parking in front is handicap parking and there are steel poles in each of those parking spaces so they can't come up onto the curb.

Mr. Copey: I think that Mr. Schiano is referring to the area that juts out into the parking area and has the two benches. That would be a safety concern if a car were to jump the curb.

Ms. Nunn: Our curbs are a standard curb. We have never had a problem occur. I don't think we want a higher curb because then we have a trip and fall problem.

Mr. Sofia: What about a decorative bollard?

Mr. Fisher: We'd ask that you make a proposal as to how you could handle that.

Ms. Nunn: I'm going to throw this back to our design people. They may have something that they have used already, maybe a large, decorative planter.

PLANNING BOARD MINUTES
MAY 19, 2010

Mr. Selke: That empty, adjacent parcel. Will it be all grass?

Ms. Nunn: Yes, and it will be a great waiting area for us for a while.

Mr. Copey: Do you intend to keep the sidewalk shown between this building and the building that will come in the future?

Ms. Nunn: Yes, that is access to our building for those who park in the rear, where most of the parking is located.

Ms. Brugg: I think that the only other thing that Mr. Ingrassia wanted to cover is the lighting. He was thinking of carrying over the same style light poles from the Hess site.

Mr. Fisher: That sounds acceptable. One question would be, when you put the next building up, what lighting would be between the buildings?

Ms. Nunn: We probably will have some type of bollard lighting. We are a large corporation and susceptible to lawsuits. It will be lighted with some type of ornamental lighting.

Mr. Preston: I just want to touch on the storm water facility. It has been designed for full build-out. Our storm water pollution prevention plan has been submitted to the New York State Department of Environmental Conservation, and we have received approvals. Regarding the sanitary sewer, we spent a long time trying to find a gravity sewer that we could connect to. There are existing sanitary sewer stubs on the site from the automotive dealership that used to be here; an easement runs through our site. Each development on this site will have its own small pump station and a force main running down to a public gravity sewer south of the site on Latona Road. There is existing Monroe County Water Authority (MCWA) water access along West Ridge Road. The MCWA has asked that we provide an easement to them all along this frontage; that will allow us to run any services that we need to the rear parcels.

Concept Plan Reviewed

PLANNING BOARD MINUTES
MAY 19, 2010

APPROVAL OF PLANNING BOARD MEETING MINUTES

Motion by Mr. Selke, seconded by Ms. Burke, to approve the minutes of the May 5, 2010, Planning Board Meeting.

ADJOURNMENT: 7:50 p.m.

Signed: _____

Date: _____